

EXHIBIT B

RECONCILIATION LETTER

OSTER YORKTOWN PROPERTIES
P.O. Box 1708
429 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ 07632

DATE: 01/23/2019
ACCOUNT # TA210003

AMOUNT DUE: \$ 110,255.22

SEARS HOLDING CORP. / KMART #9414
RE DEPARTMENT BC-131A | ATTN: TAMMI BANASZAK
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

COMMON AREA MAINTENANCE

**SEMI-ANNUAL
07/2018 - 12/2018**

DEAR TENANT:

IN ACCORDANCE WITH YOUR LEASE, YOUR CHARGE FOR SEMI-ANNUAL CAM RECONCILIATION FOR
2018 IS: **\$ 110,255.22.**

SEMI-ANNUAL COMPUTATION

BILLABLE AMOUNT:	\$	160,264.00
MULTIPLIED BY PROPORTIONATE SHARE %:	x	57.33 %
PROPORTIONATE SHARE OF BILLABLE AMOUNT:	\$	91,879.35
MULTIPLIED BY ADMIN FEE %:	x	20.00%
ADMIN FEE:	\$	18,375.87
PROPORTIONATE SHARE OF BILLABLE AMOUNT:	\$	91,879.35
ADMIN FEE:	+ \$	18,375.87
TOTAL AMOUNT DUE:	\$	110,255.22

BILLING FROM 07/2018 TO 12/2018

ACTUAL AMOUNT DUE:	\$	110,255.22
BILLED ON ACCOUNT:	- \$	0.00
AMOUNT DUE AFTER ADJUSTMENT:	\$	110,255.22

PLEASE MAKE CHECKS PAYABLE TO OSTER YORKTOWN PROPERTIES AT YOUR EARLIEST CONVENIENCE.
THANK YOU.

Oster Yorktown Properties, LLC

429 Sylvan Avenue, P.O. Box 1708 • Englewood Cliffs, N.J. 07632

Telephone: 201-567-0070

Fax: 201-567-2428

C.A.M. CHARGES
YORKTOWN HEIGHTS, NEW YORK
K-MART 7/1/18-12/31/18

NYSEG	\$ 2,912.74
MAINTENANCE	38,300.28
INSURANCE	90,993.04
REPAIRS & SUPPLIES	12,595.94
SNOW REMOVAL	<u>15,462.00</u>
 TOTAL	 \$ 160,264.00

Umbrella: \$8,939.04